

**MINUTES OF THE REGULAR MEETING  
COMMON COUNCIL OF THE CITY OF HOBART  
LAKE COUNTY, INDIANA  
May 5, 2021**

**Call to Order:** Mayor Snedecor called the meeting to order at 6:01 p.m. followed by the Pledge of Allegiance, and moment of silence. The meeting was held with the building open to the public and a call-in number for remote public participation.

**Roll Call:** The following members were present in person: Mr. Kopil, Mr. Huddlestun, Mr. Maggio, Mr. Vinzant, Mr. Wells and Mr. Waldrop. Absent: Mr. Claussen. Also present: City Attorney McCarthy and Clerk-Treasurer Longer.

**Reading of the Minutes:** Motion by Mr. Huddlestun, seconded by Mr. Waldrop, to approve the minutes of the regular meeting of April 21, 2021 as presented. All aye, motion carried. (6-0)

**Correspondence:** Mr. Snedecor noted that in 2021 the City of Hobart is celebrating its 100<sup>th</sup> year of becoming a City. Birthday cake was distributed today in front of City Hall and a variety of activities and events will be happening throughout the year to commemorate this milestone.

**Committee Reports:** There were no committee reports.

**Department Reports:** Nikki Lopez, Events Director, stated that the 100<sup>th</sup> year celebration will include a time capsule, creation of a centennial flag and the 4<sup>th</sup> of July parade will be a birthday celebration. She also noted the Summer Market will kick-off on Thursday, May 27<sup>th</sup> and continue through the summer.

Aimee Schallenkamp, MRC Director, invited the Council to a surprise unveiling on Wednesday, May 12<sup>th</sup> at 10am in the lobby of the MRC. She stated this is a surprise and involves a large donation by a member who wishes to remain anonymous. The Council and the public is invited to attend.

Kelly Smith, Public Works Director, stated that Clean-Up Week is going well and asked that residents be patient as the crews are working to keep up with all of the pick-ups. She noted that if they don't get the debris on the regular pick-up days, they will carry over to the next days until complete.

Kelly Goodpaster, Parks Director, noted the pool parking area construction has begun and the pool is on schedule to open in early June.

Jeremy Ogden, Building Official, announced that the Building Dept. office will be closed on May 11 and 12 from 8AM - 1PM to allow for training of staff on new software. He stated the inspectors will continue to work and complete inspections.

Phil Gralik, City Engineer, stated the water company's project on Cleveland Avenue has been postponed as the design did not incorporate the Cleveland and SR 130 roundabout plans so they are working with INDOT to modify and coordinate the projects.

**Approval of Agenda:** Motion by Mr. Vinzant, seconded by Mr. Kopil, to approve the agenda as presented. All aye, motion carried. (6-0)

**Unfinished Business:**

**Tabled: Request for Use Variance:** to permit a proposed climate-controlled storage facility and outdoor storage for RV's & boats at 7305 Grand Blvd. located 1,300' north from the Northeast corner of Grand Blvd. & 73<sup>rd</sup> Ave. Sec. 154.133, zoned B-1, 2acres: Alka Properties/Mitre Kutanovski: The Plan Commission and BZA will be considering this project on their May 6<sup>th</sup> agenda so this item remains on the table.

**Tabled: Ordinance 2021-04 (2<sup>nd</sup> Reading):** An Ordinance Amending the Municipal Code concerning Contractor Licensing: Jeremy Ogden, Building Official, requested this item remain on the table at this time.

**Ordinance 2021-08 (2<sup>nd</sup> Reading):** An Ordinance Transferring Appropriations within the 2021 Budget of the MVH Fund and the Public Safety Fund. The second reading of the Ordinance was held. Motion by Mr. Huddlestun, seconded by Mr. Maggio, to adopt Ordinance 2021-08 as presented. Roll Call Vote taken. All aye, motion carried. (6-0)

**Ordinance 2021-09 (2<sup>nd</sup> Reading):** An Ordinance providing that the Zoning Ordinance be amended by changing an established B-3, R-2, and PBP Zone to a PUD Zone Classification: re: 5441 E. Lincoln Hwy, 44.19 acres: James Dragon: The second reading of the Ordinance was held. Mr. Dragon was present and stated the noise and odor concerns of the residents have been addressed. Jeremy Ogden also stated the business has been very responsive and the issues are resolved. Mr. Vinzant questioned the planned "tall" building and the need for the architectural design to be considered due to the height. Mr. Dragon and Ross Pietrzak, City Planner, stated the standards are included in the PUD and will be considered during the site plan review. Motion by Mr. Huddlestun, seconded by Mr. Maggio, to adopt Ordinance 2021-09 as presented. Roll Call Vote taken. All aye, motion carried. (6-0)

**Public Hearing and Resolution 2021-06:** A Resolution Confirming Resolution 2021-04 designating a certain area within the City as an Economic Revitalization Area for purposes of Real Property Tax Abatement: 2100 East 69<sup>th</sup> Avenue Indiana, LLC (formerly Indiana Becknell Investors 2011, LLC,) re: 2100 E. 69<sup>th</sup> Ave., Paul Thurston: The Resolution was read and the Affidavit presented. Mr. Thurston was present and stated the project is scheduled to begin this spring and become fully operational by May 2022. The Public Hearing was opened and closed with no public comments being offered. Motion by Mr. Huddlestun, seconded by Mr. Kopil, to approve Resolution 2021-06 as presented. Roll Call Vote taken. All aye, motion carried. (6-0)

**Public Hearing and Resolution 2021-07:** A Resolution Confirming Resolution 2021-05 designating a certain area within the City as an Economic Revitalization Area for purposes of Personal Property Tax Abatement: 2100 E. 69<sup>th</sup> Ave., LLC, re: 2100 E. 69<sup>th</sup> Ave., David Johnson: The Resolution was read and the Affidavit presented. Paul Thurston was present in person and Attorney Matt Hoffman, present telephonically. The Public Hearing was opened and closed with no public comments being offered. Motion by Mr. Wells, seconded by Mr. Vinzant and Mr. Kopil, to approve Resolution 2021-07 as presented. Roll Call Vote taken. All aye, motion carried. (6-0)

**New Business:**

**Compliance with Statement of Benefits:**

Broadway Properties / Trailblazers Bike Barn: 11 N. Hobart Rd. (Tax Abatement)

Brickie Gyros / Wendy Race: 524 E. 3<sup>rd</sup> St. (Vacant Building Deduction)

SREIT 1851 Northwind LLC: Real Property 1851 Northwind Parkway: Sunbelt Rentals

SREIT 6451 Northwind LLC: Real Property 6451 Northwind Parkway: 3 tenants

Indiana Land Becknell Investors, LLC: Real Property, 2101 Northwind Parkway: NB Coatings

The Council, by consensus, opted to act on these as a group as there were no issues or questions on any of them individually. Motion by Mr. Vinzant, seconded by Mr. Maggio, to accept and approve the Compliances with Statement of Benefits for all of the above listed properties. All aye, motion carried. (6-0)

**Parks and Recreation Master Plan 2017-2021:** Kelly Goodpaster, Parks Director, stated the Park Board adopted this plan at their April 19, 2021 meeting. She noted the adoption of the plan was never

finished through the years although a variety of items in the plan have been completed. She also noted they are working with the City Planner and a new Park Plan will be incorporated into the City's Master Plan over the next year. Discussion followed as to whether the Park Plan should be a separate document and Ms. Goodpaster stated that will be considered as the City works on getting the Master Plan completed but at this time we are moving forward to incorporate it to more fully engage the public in the planning process. City Planner Ross Pietrzak stated the Plan Commission will be looking to issue an RFQ for the Master Plan in the near future. Motion by Mr. Huddlestun, seconded by Mr. Maggio, to adopt the Parks and Recreation Master Plan 2017-2021 as presented and recommended by the Park Board. All aye, motion carried. (6-0)

**Resolution 2021-08: A Resolution approving the executed Development Agreement between the City of Hobart and 2100 East 69<sup>th</sup> Avenue, LLC.** The Resolution was read. Attorney DeBonis noted that this is for the Personal Property/Business part of the project. He noted the incentives being offered is balanced by the payroll and number of jobs likely to be generated and is a relatively standard development agreement. Beth Jacobson, Development Director, stated the Council had been given drafts of the agreement as it was being worked through and nothing has substantially changed. Motion by Mr. Huddlestun, seconded by Mr. Vinzant, to approve Resolution 2021-08 as presented. Roll Call Vote taken. All aye, motion carried. (6-0)

**Resolution 2021-09: A Resolution approving the executed Development Agreement between with City of Hobart and 2100 East 69<sup>th</sup> Avenue Indiana, LLC (formerly Indiana Becknell Investors 2011, LLC).** The Resolution was read. Attorney DeBonis apologized for the confusion and explained that the name of the entity changed and is very similar to the entity name approved under Resolution 2021-08. He noted this Development Agreement is for the real property part of the project. Paul Thurston also apologized stating that he takes responsibility for the modifications needed due to the name change. Mr. Vinzant expressed concerns regarding getting modified information shortly before a meeting that does not allow the Council to review or ask questions before being asked to make a determination and stated that hard deadlines need to be met in order for the Council to consider the items with due diligence. Attorney DeBonis stated that the Council understands that if they feel in any way rushed, they have the authority to postpone action. Motion by Mr. Huddlestun, seconded by Mr. Kopil, to approve Resolution 2021-09 as presented. Roll Call Vote taken. All aye, motion carried. (6-0)

**Ordinance 2021-10: An Ordinance of the Common Council of the City of Hobart, Lake County, Indiana, to Establish the ARP Coronavirus Local Fiscal Recovery Grant Fund:** The Ordinance was read. Mrs. Longer explained that this is a compilation of the requirements for the ARPA funding that is expected to arrive sometime over the next weeks and creation of this fund gives the City the proper place to receipt the funds. Motion by Mr. Vinzant, seconded by Mr. Waldrop, to pass Ordinance 2021-10 on first reading. Roll Call Vote taken. All aye, motion carried. (6-0)

Motion by Mr. Wells, seconded by Mr. Vinzant, to suspend the rules, declare an emergency, and proceed with the second reading of the Ordinance this evening. All aye, motion carried. (6-0)

**Ordinance 2021-10: An Ordinance of the Common Council of the City of Hobart, Lake County, Indiana, to Establish the ARP Coronavirus Local Fiscal Recovery Grant Fund:** The second reading of the Ordinance was held. Motion by Mr. Vinzant, seconded by Mr. Wells, to adopt Ordinance 2021-10 as presented. Roll Call Vote taken. All aye, motion carried. (6-0)

**Ordinance 2021-11: An Ordinance Amending the Municipal Code of the City of Hobart Concerning Golf Carts and Authorizing the Use of Golf Carts and Recreational Off-Road Vehicles on the Streets and Alleys of the City of Hobart, Indiana under specified conditions.** The Ordinance was read. Attorney

McCarthy stated this current ordinance changes some items from the previous discussions, specifying the number of tires, and some subchapter language changes regarding off road vehicles or ATV's and while ATV's are not permitted on roads, there may need to be more discussion needed if the Council wants to list other specific types of off-road vehicles. She suggested that the Council could approve it as presented and then ATV's could be addressed in the future if the Council wished to be more particular. Mr. Huddlestun stated the list of requirements in the Ordinance covers the types of vehicles permitted.

Discussion followed regarding the inspection requirements to determine whether the vehicles are street worthy and it was stated this will help with enforcement; whether there is an urgency to pass an ordinance now or possibly wait until next season to work out the details of types of vehicles however the ordinance is written to begin this year and a permit issued would continue through all of 2022 to cover the rest of this year's season and all of next year; whether commercial and private ownership requirements would be the same as the Ordinance considers any and all owners the same as the impetus for this was safety; whether the slow moving vehicle sign is necessary if it is covered when passengers are in the cart and this may be stricken as brake lights are required. Mr. Huddlestun noted that the financial responsibility portion is important to move this ordinance forward as soon as possible. Discussion followed regarding the driver's license requirements for those over 18. Mr. Wells stated this could be a hardship if someone has lost their license but needed to use this vehicle to get to work. The Ordinance requires anyone over 16 to have a driver's license and Attorney McCarthy stated the insurance responsibility applies as it does with state laws. Mr. Waldrop stated the state requires a license for anyone driving on navigable roads and streets. Working brake lights are required and a basic golf cart without modifications would not be permitted on the streets under this ordinance.

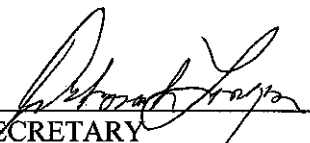
Motion by Mr. Kopil, seconded by Mr. Waldrop to adopt Ordinance 2021-11 as presented. Mr. Huddlestun asked that the reference to the requirement of a "slow moving vehicle sign" be removed. Mr. Kopil amended his motion, and Mr. Waldrop amended his second to the motion to adopt Ordinance 2021-11 with the removal of the slow moving vehicle sign requirement.

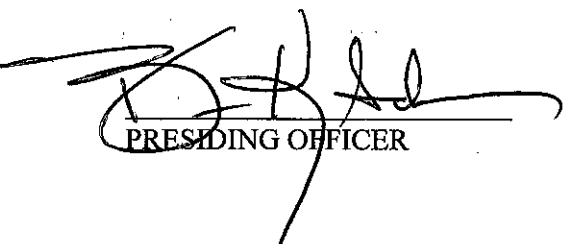
The Council recognized Pam Broadaway, a resident, who expressed concerns about these vehicles on the streets without requiring a license and is concerned about the vehicles using the trails even though this is more of an enforcement issue. This Ordinance does not permit motorized vehicles to use the trails and will help identify those who abuse this. The Council explained that this Ordinance requires a license as it is written. Mr. Snedecor stated he has had discussion with the Police Administration about enforcement of this Ordinance if approved and requiring a permit and a sticker will aid in the enforcement. Mr. Vinzant noted that he has the sense that the public as a whole is not behind permitting these vehicles on the roads. Mr. Wells stated the enforcement issues are important if they are fair and implemented correctly.

The question was called. Roll Call Vote taken. Aye: Kopil, Huddlestun, Maggio, Waldrop / Nay: Vinzant, Wells. Motion carried. (4-2)

**Announcements:** Mr. Snedecor asked if anyone wished to address the Council and there was no response.

**Adjournment:** Motion by Mr. Vinzant to adjourn the meeting. All aye, motion carried. (6-0) The meeting adjourned at 7:20 p.m.

  
SECRETARY

  
PRESIDING OFFICER